HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Kingston CMA

Date Released: Fourth Quarter 2015

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

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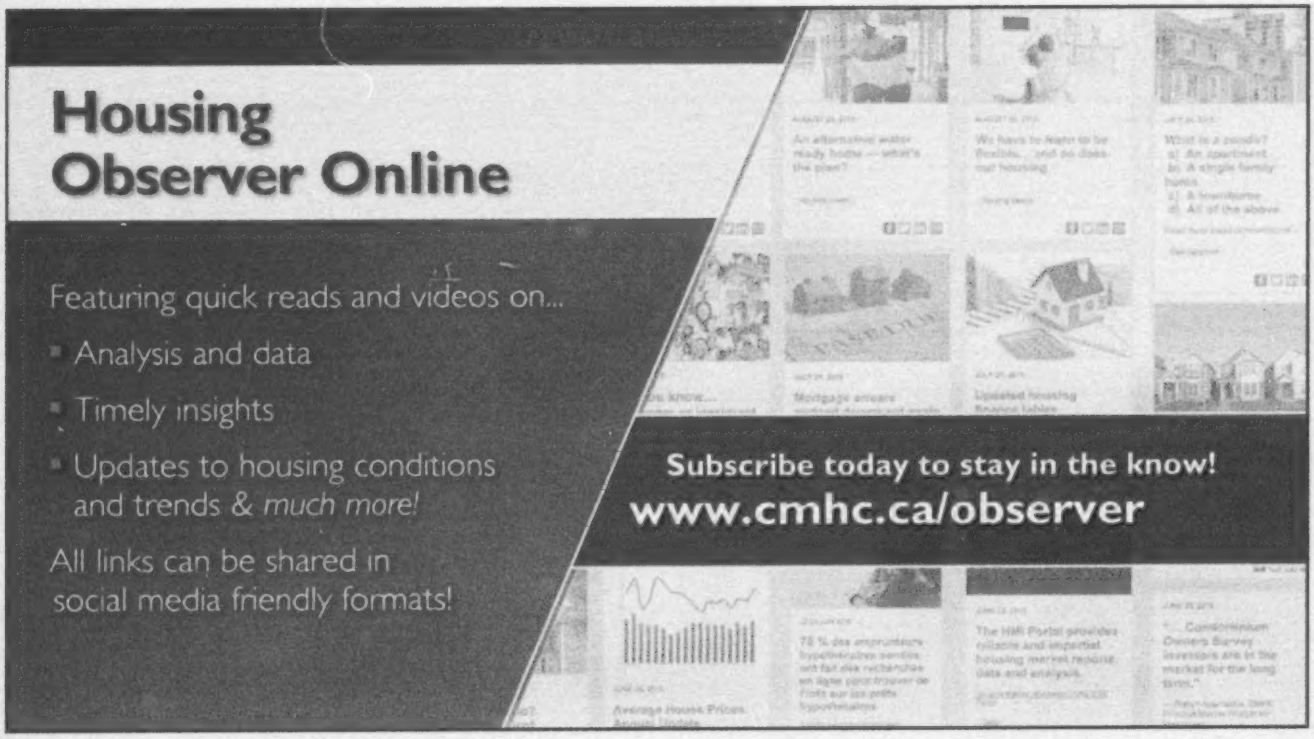
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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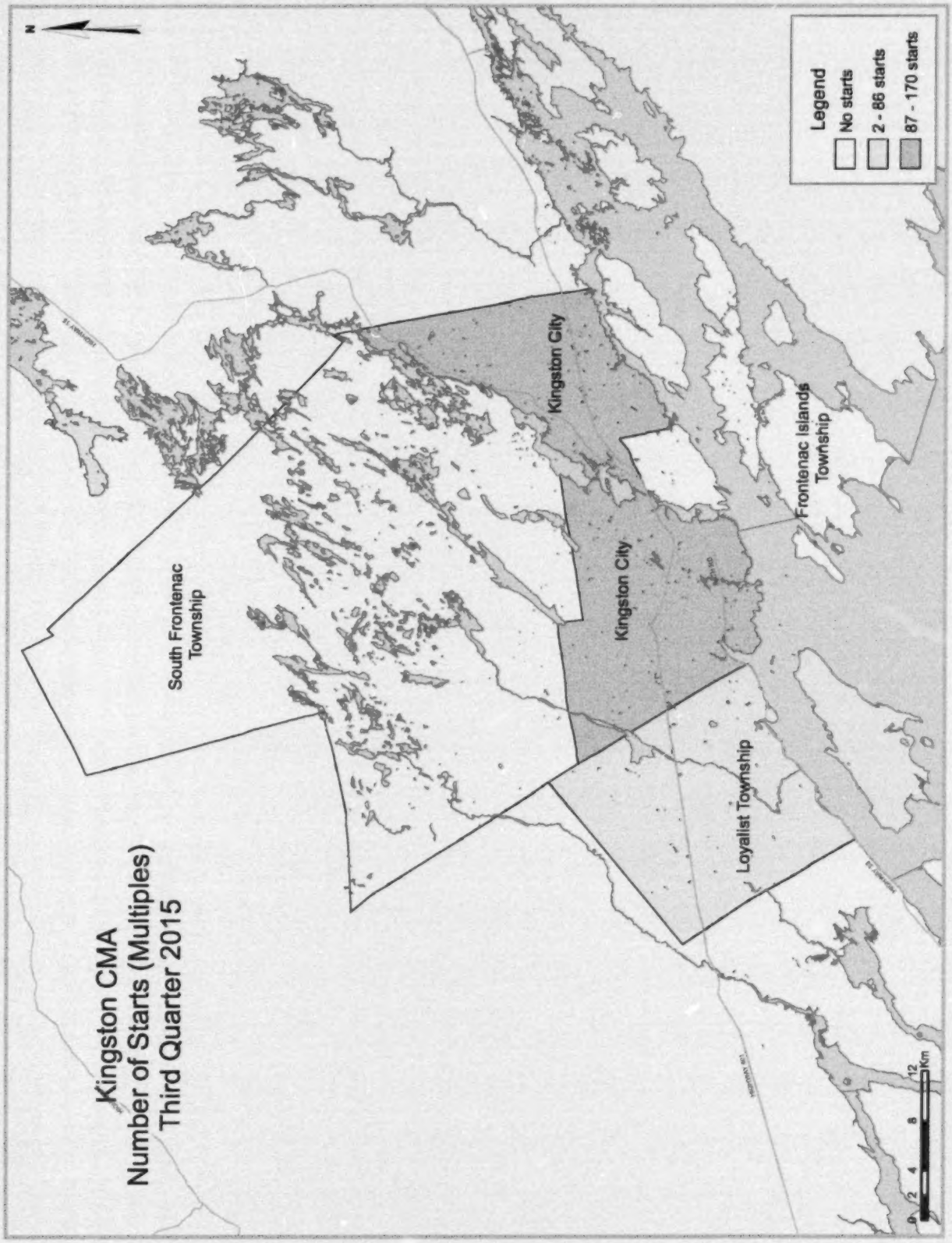
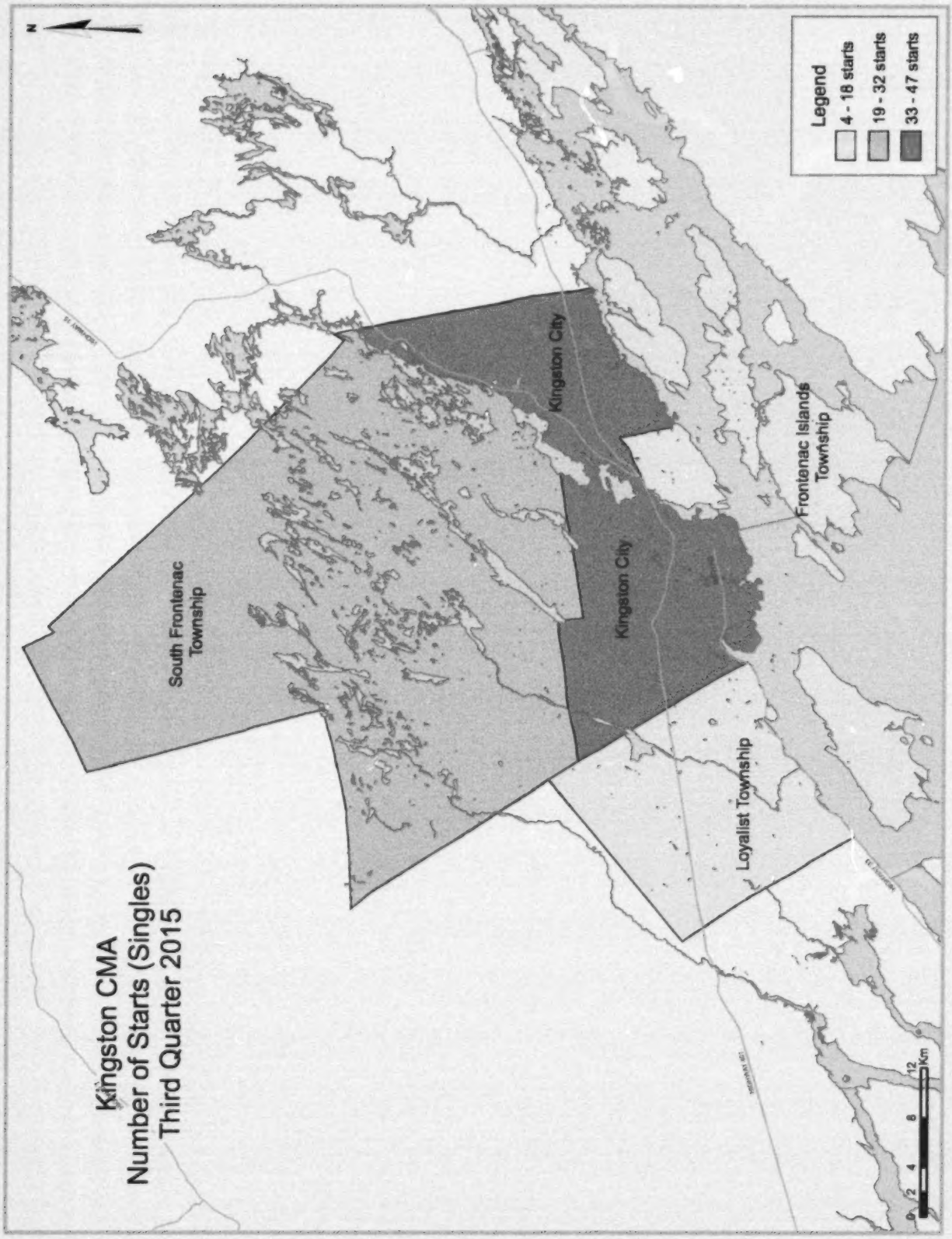
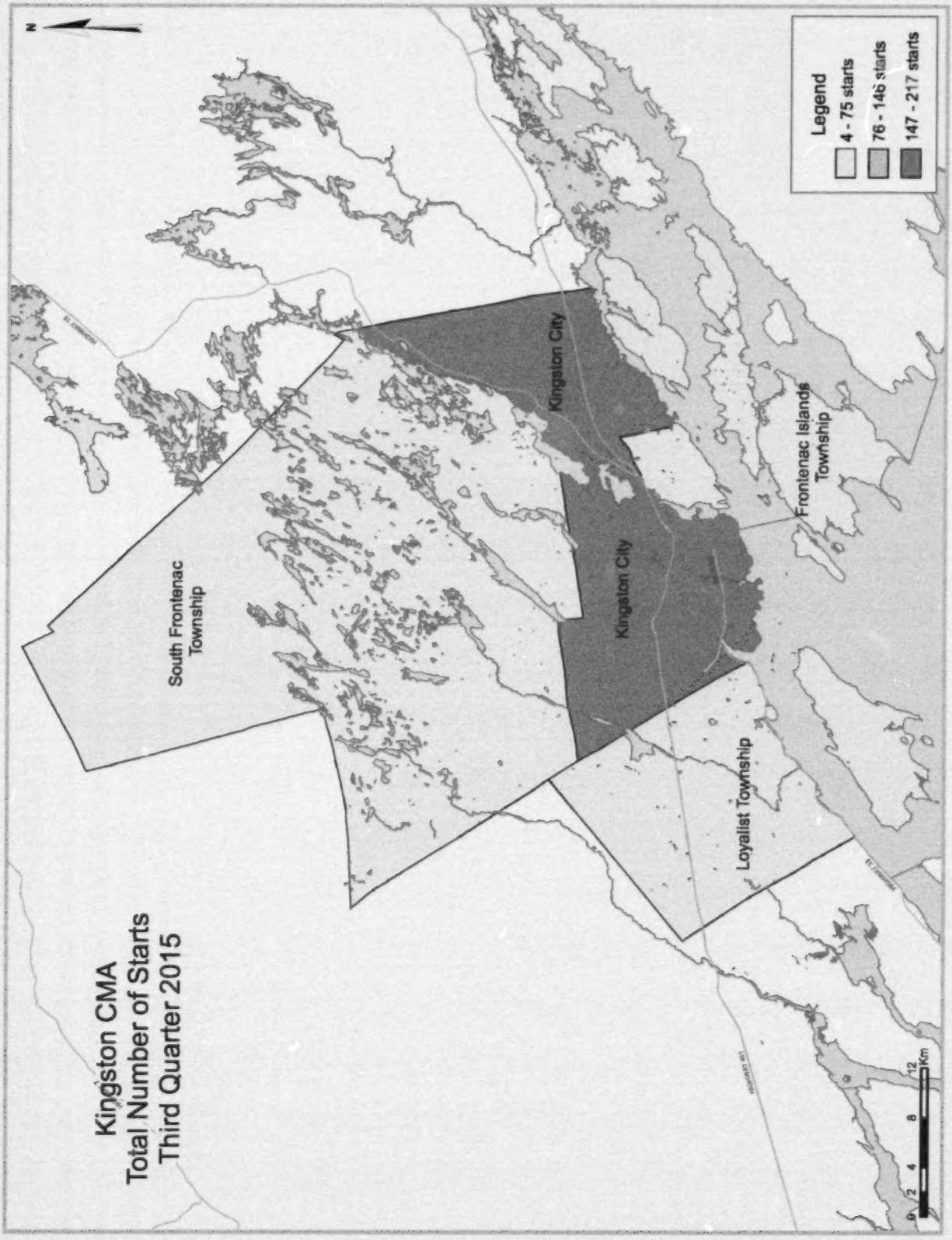
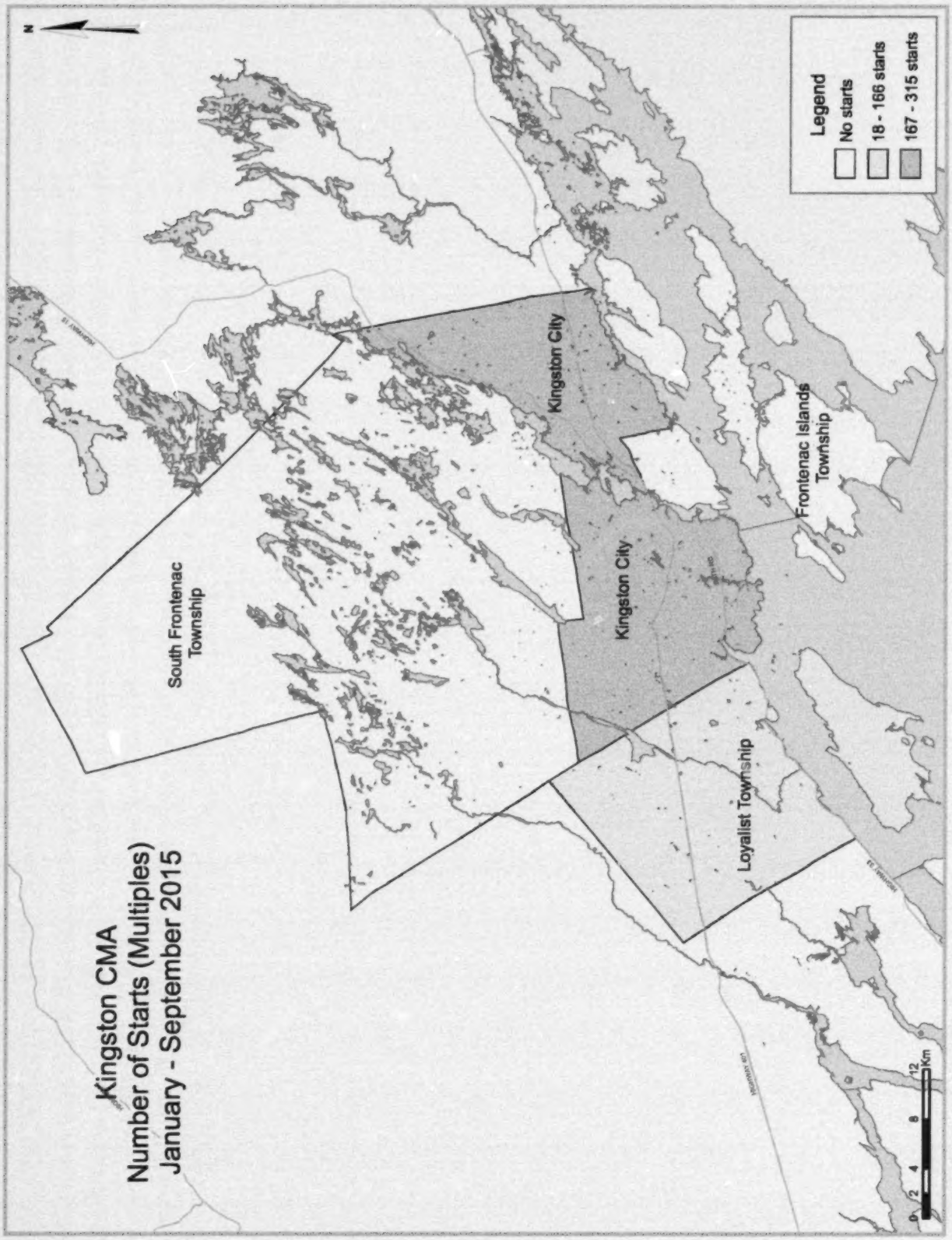
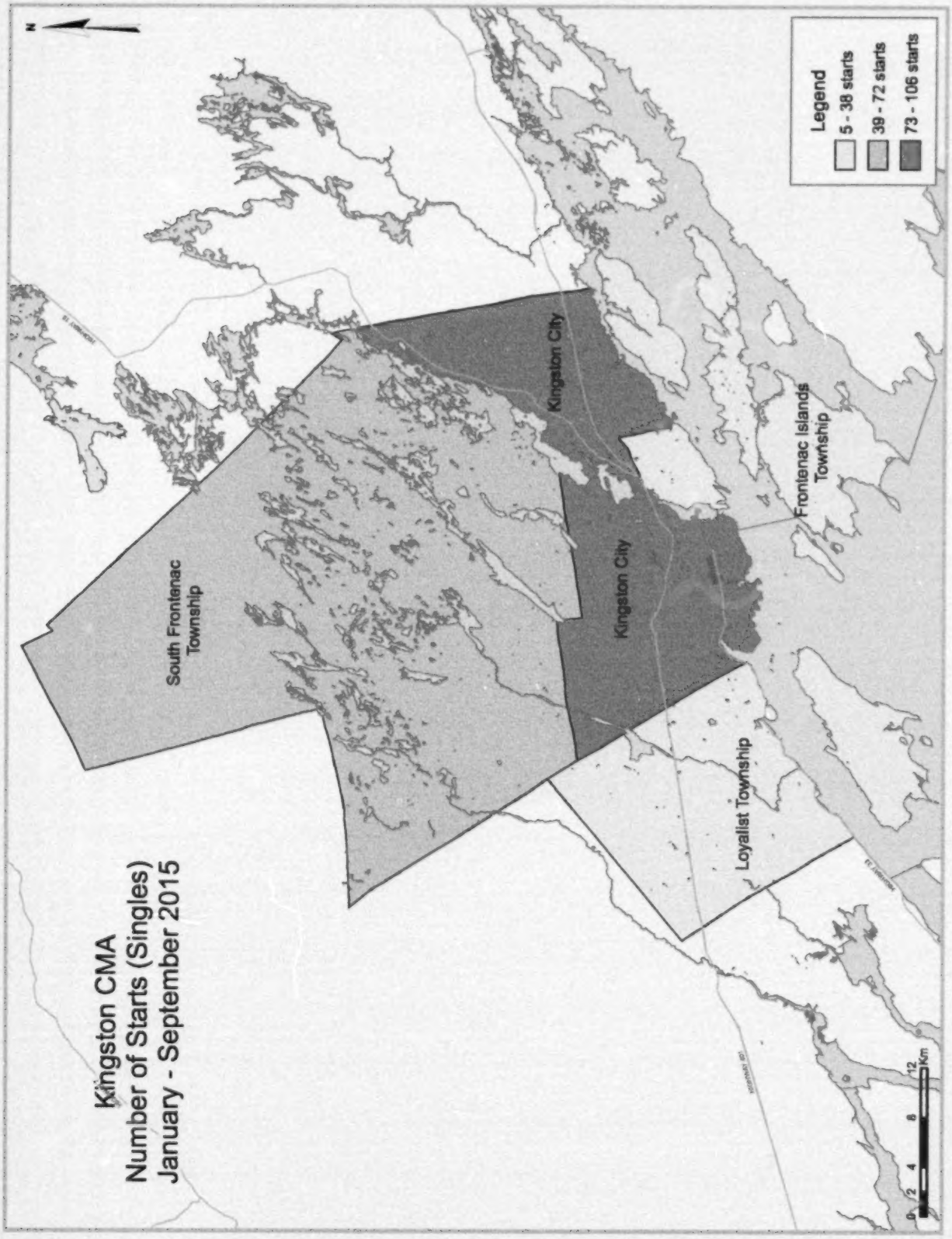
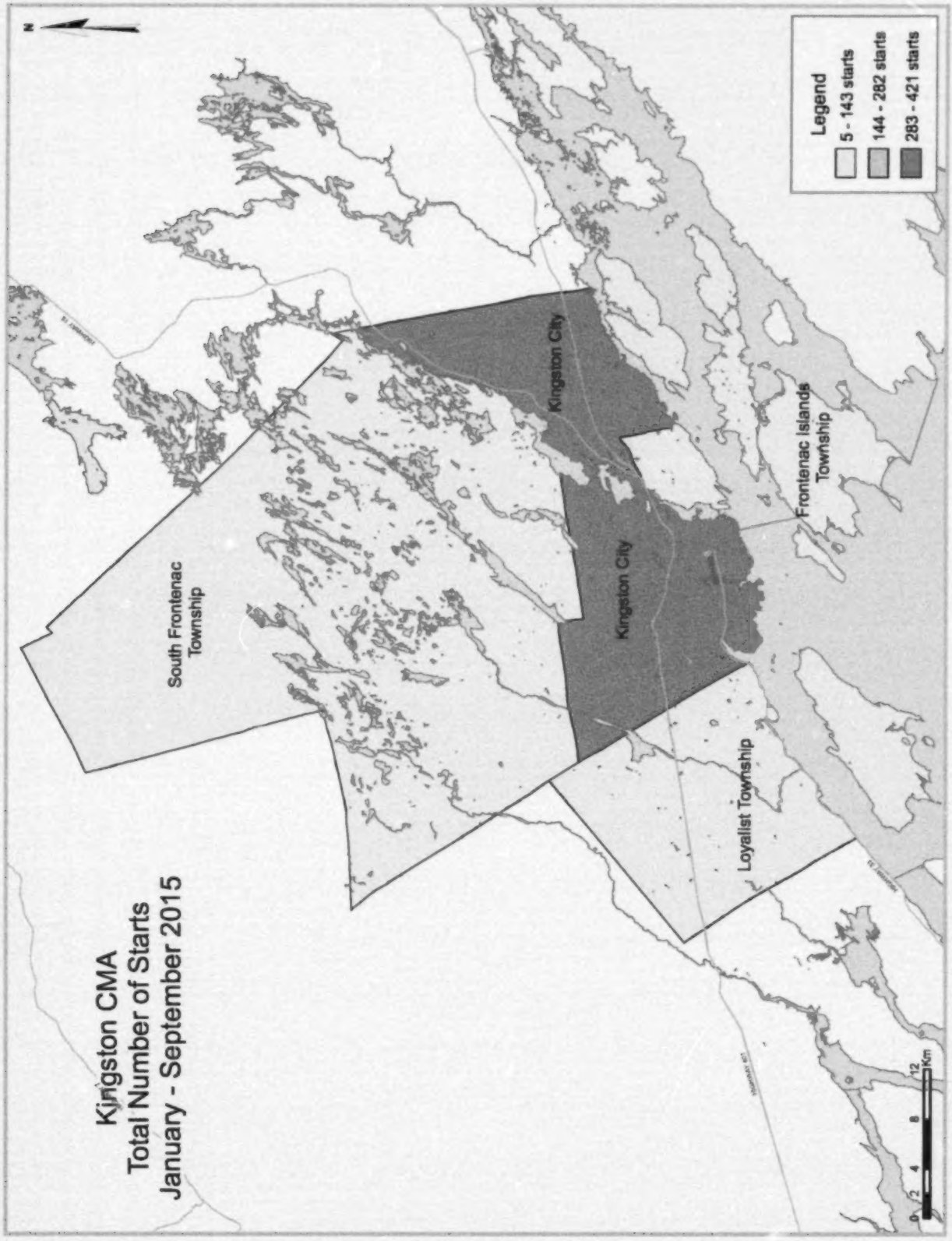

Kingston CMA
Number of Starts (Multiples)
Third Quarter 2015
Legend
No starts
2 - 86 starts
87 - 170 starts
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
N
0
2
4
8
12
Km


Kingston CMA
Number of Starts (Singles)
Third Quarter 2015
Legend
4 - 18 starts
19 - 32 starts
33 - 47 starts
N
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
Third Quarter 2015
N
Legend
4 - 75 starts
76 - 146 starts
147 - 217 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Multiples)
January - September 2015
Legend
No starts
18 - 166 starts
167 - 315 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
N
0 2 4 8 12 Km


Kingston CMA
Number of Starts (Singles)
January - September 2015
Legend
5 - 38 starts
39 - 72 starts
73 - 106 starts
N
South Frontenac Township
Kingston City
Kingston City
Frontenac Islands Township
Loyalist Township
0 2 4 8 12 Km


Kingston CMA
Total Number of Starts
January - September 2015
Legend
5 - 143 starts
144 - 282 starts
283 - 421 starts
Kingston City
Kingston City
South Frontenac Township
Frontenac Islands Township
Loyalist Township
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2015								
Kingston CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2013	2014	July 2015	Aug. 2015	Sept. 2015	July 2015	Aug. 2015	Sept. 2015
Single-Detached	325	338	256	377	297	190	247	286
Multiples	531	334	24	1,488	552	322	566	654
Total	856	672	280	1,865	849	513	813	940
	Quarterly SAAR		Actual			YTD		
	2015 Q2	2015 Q3	2014 Q3	2015 Q3	% change	2014 Q3	2015 Q3	% change
Single-Detached	291	313	131	91	-30.5%	241	187	-22.4%
Multiples	620	688	37	172	364.9%	204	333	63.2%
Total	911	1,001	168	263	56.5%	445	520	16.9%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kingston CMA
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2015	91	2	5	0	0	41	6	118	263
Q3 2014	131	8	28	0	0	0	0	1	168
% Change	-30.5	-75.0	-82.1	n/a	n/a	n/a	n/a	**	56.5
Year-to-date 2015	187	10	36	0	0	41	10	236	520
Year-to-date 2014	241	16	72	0	0	0	0	116	445
% Change	-22.4	-37.5	-50.0	n/a	n/a	n/a	n/a	103.4	16.9
UNDER CONSTRUCTION									
Q3 2015	130	4	33	0	0	156	14	517	854
Q3 2014	162	10	57	0	0	115	0	521	865
% Change	-19.8	-60.0	-42.1	n/a	n/a	35.7	n/a	-0.8	-1.3
COMPLETIONS									
Q3 2015	74	2	14	0	0	0	0	4	94
Q3 2014	81	4	28	0	0	0	0	21	134
% Change	-8.6	-50.0	-50.0	n/a	n/a	n/a	n/a	-81.0	-29.9
Year-to-date 2015	210	16	34	0	0	0	0	4	264
Year-to-date 2014	209	10	78	0	0	0	0	21	318
% Change	0.5	60.0	-56.4	n/a	n/a	n/a	n/a	-81.0	-17.0
COMPLETED & NOT ABSORBED									
Q3 2015	45	4	11	0	0	0	n/a	n/a	60
Q3 2014	42	6	36	0	0	0	n/a	n/a	84
% Change	7.1	-33.3	-69.4	n/a	n/a	n/a	n/a	n/a	-28.6
ABSORBED									
Q3 2015	62	7	20	0	0	0	n/a	n/a	89
Q3 2014	67	1	28	0	0	0	n/a	n/a	96
% Change	-7.5	**	-28.6	n/a	n/a	n/a	n/a	n/a	-7.3
Year-to-date 2015	204	15	63	0	0	0	n/a	n/a	282
Year-to-date 2014	200	7	63	0	0	0	n/a	n/a	270
% Change	2.0	114.3	0.0	n/a	n/a	n/a	n/a	n/a	4.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q3 2015	4	0	0	0	0	0	0	0	4
Q3 2014	3	0	0	0	0	0	0	0	3
Kingston City									
Q3 2015	47	0	5	0	0	41	6	118	217
Q3 2014	67	8	19	0	0	0	0	1	95
Loyalist Township									
Q3 2015	18	2	0	0	0	0	0	0	20
Q3 2014	31	0	9	0	0	0	0	0	40
South Frontenac Township									
Q3 2015	22	0	0	0	0	0	0	0	22
Q3 2014	30	0	0	0	0	0	0	0	30
Kingston CMA									
Q3 2015	91	2	5	0	0	41	6	118	263
Q3 2014	131	8	28	0	0	0	0	1	168
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q3 2015	4	0	0	0	0	0	0	0	4
Q3 2014	3	0	0	0	0	0	0	0	3
Kingston City									
Q3 2015	57	2	20	0	0	156	14	517	766
Q3 2014	77	8	48	0	0	115	0	521	769
Loyalist Township									
Q3 2015	24	2	13	0	0	0	0	0	39
Q3 2014	33	2	9	0	0	0	0	0	44
South Frontenac Township									
Q3 2015	45	0	0	0	0	0	0	0	45
Q3 2014	49	0	0	0	0	0	0	0	49
Kingston CMA									
Q3 2015	130	4	33	0	0	156	14	517	854
Q3 2014	162	10	57	0	0	115	0	521	865

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q3 2015	0	0	0	0	0	0	0	0	0
Q3 2014	0	0	0	0	0	0	0	0	0
Kingston City									
Q3 2015	52	0	9	0	0	0	0	1	62
Q3 2014	57	0	20	0	0	0	0	21	98
Loyalist Township									
Q3 2015	12	2	5	0	0	0	0	3	22
Q3 2014	11	4	8	0	0	0	0	0	23
South Frontenac Township									
Q3 2015	10	0	0	0	0	0	0	0	10
Q3 2014	13	0	0	0	0	0	0	0	13
Kingston CMA									
Q3 2015	74	2	14	0	0	0	0	4	94
Q3 2014	81	4	28	0	0	0	0	21	134
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Q3 2014	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q3 2015	37	3	9	0	0	0	n/a	n/a	49
Q3 2014	34	2	32	0	0	0	n/a	n/a	68
Loyalist Township									
Q3 2015	6	1	2	0	0	0	n/a	n/a	9
Q3 2014	7	4	4	0	0	0	n/a	n/a	15
South Frontenac Township									
Q3 2015	2	0	0	0	0	0	n/a	n/a	2
Q3 2014	1	0	0	0	0	0	n/a	n/a	1
Kingston CMA									
Q3 2015	45	4	11	0	0	0	n/a	n/a	60
Q3 2014	42	6	36	0	0	0	n/a	n/a	84

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q3 2015	0	0	0	0	0	0	n/a	n/a	0
Q3 2014	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q3 2015	41	6	16	0	0	0	n/a	n/a	63
Q3 2014	46	0	20	0	0	0	n/a	n/a	66
Loyalist Township									
Q3 2015	13	1	4	0	0	0	n/a	n/a	18
Q3 2014	9	1	8	0	0	0	n/a	n/a	18
South Frontenac Township									
Q3 2015	8	0	0	0	0	0	n/a	n/a	8
Q3 2014	12	0	0	0	0	0	n/a	n/a	12
Kingston CMA									
Q3 2015	62	7	20	0	0	0	n/a	n/a	89
Q3 2014	67	1	28	0	0	0	n/a	n/a	96

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Kingston CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	338	26	98	0	0	0	4	206	672
% Change	4.0	**	-4.9	n/a	n/a	-100.0	n/a	-32.5	-21.5
2013	325	8	103	0	0	115	0	305	856
% Change	-27.6	-33.3	13.2	n/a	n/a	n/a	n/a	-11.3	-4.5
2012	449	12	91	0	0	0	0	344	896
% Change	-3.9	-45.5	37.9	n/a	n/a	n/a	-100.0	-12.7	-6.6
2011	467	22	66	0	0	0	6	394	959
% Change	-10.5	-8.3	187.0	n/a	n/a	n/a	-40.0	**	46.9
2010	522	24	23	0	0	0	10	70	653
% Change	20.8	20.0	-28.1	n/a	-100.0	n/a	150.0	-68.8	-8.9
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672
% Change	-9.0	200.0	-64.6	n/a	n/a	n/a	**	-79.3	-23.6
2007	600	16	82	0	0	0	3	179	880
% Change	24.7	-38.5	-3.5	n/a	n/a	n/a	-40.0	-51.8	-9.1
2006	481	26	85	0	0	0	5	371	968
% Change	-19.6	-23.5	174.2	n/a	n/a	n/a	n/a	**	41.7
2005	598	34	31	0	0	0	0	20	683

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Frontenac Islands Township	4	3	0	0	0	0	0	0	4	3	33.3
Kingston City	47	67	2	8	9	19	159	1	217	95	128.4
Loyalist Township	18	31	2	0	0	9	0	0	20	40	-50.0
South Frontenac Township	22	30	0	0	0	0	0	0	22	30	-26.7
Kingston CMA	91	131	4	8	9	28	159	1	263	168	56.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Frontenac Islands Township	5	3	0	0	0	0	0	0	5	3	66.7
Kingston City	106	147	8	12	32	55	275	116	421	330	27.6
Loyalist Township	37	44	4	4	12	17	2	0	55	65	-15.4
South Frontenac Township	39	47	0	0	0	0	0	0	39	47	-17.0
Kingston CMA	187	241	12	16	44	72	277	116	520	445	16.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	5	19	4	0	41	0	118	1
Loyalist Township	0	9	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	5	28	4	0	41	0	118	1

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	24	55	8	0	41	0	234	116
Loyalist Township	12	17	0	0	0	0	2	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	36	72	8	0	41	0	236	116

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Frontenac Islands Township	4	3	0	0	0	0	4	3
Kingston City	52	94	41	0	124	1	217	95
Loyalist Township	20	40	0	0	0	0	20	40
South Frontenac Township	22	30	0	0	0	0	22	30
Kingston CMA	98	167	41	0	124	1	263	168

Table 2.5: Starts by Submarket and by Intended Market January - September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Frontenac Islands Township	5	3	0	0	0	0	5	3
Kingston City	136	214	41	0	244	116	421	330
Loyalist Township	53	65	0	0	2	0	55	65
South Frontenac Township	39	47	0	0	0	0	39	47
Kingston CMA	233	329	41	0	246	116	520	445

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
Frontenac Islands Township	0	0	0	0	0	0	0	0	0	0	n/a
Kingston City	52	57	0	0	7	20	3	21	62	98	-36.7
Loyalist Township	12	11	2	4	3	8	5	0	22	23	-4.3
South Frontenac Township	10	13	0	0	0	0	0	0	10	13	-23.1
Kingston CMA	74	81	2	4	10	28	8	21	94	134	-29.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Frontenac Islands Township	4	2	0	0	0	0	0	0	4	2	100.0
Kingston City	119	128	14	4	21	66	3	21	157	219	-28.3
Loyalist Township	30	39	2	6	9	12	5	0	46	57	-19.3
South Frontenac Township	57	40	0	0	0	0	0	0	57	40	42.5
Kingston CMA	210	209	16	10	30	78	8	21	264	318	-17.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	7	20	0	0	2	0	1	21
Loyalist Township	3	8	0	0	2	0	3	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	10	28	0	0	4	0	4	21

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	21	66	0	0	2	0	1	21
Loyalist Township	9	12	0	0	2	0	3	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	30	78	0	0	4	0	4	21

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	61	77	0	0	1	21	62	98
Loyalist Township	19	23	0	0	3	0	22	23
South Frontenac Township	10	13	0	0	0	0	10	13
Kingston CMA	90	113	0	0	4	21	94	134

Table 3.5: Completions by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Frontenac Islands Township	4	2	0	0	0	0	4	2
Kingston City	156	198	0	0	1	21	157	219
Loyalist Township	43	57	0	0	3	0	46	57
South Frontenac Township	57	40	0	0	0	0	57	40
Kingston CMA	260	297	0	0	4	21	264	318

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q3 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Kingston City													
Q3 2015	0	0.0	14	40.0	12	34.3	7	20.0	2	5.7	35	-	328,493
Q3 2014	0	0.0	11	28.2	22	56.4	2	5.1	4	10.3	39	-	-
Year-to-date 2015	0	0.0	34	33.3	38	37.3	15	14.7	15	14.7	102	300,000	340,197
Year-to-date 2014	2	1.9	40	37.4	48	44.9	7	6.5	10	9.3	107	-	309,579
Loyalist Township													
Q3 2015	0	0.0	6	60.0	2	20.0	2	20.0	0	0.0	10	-	-
Q3 2014	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	5	-	-
Year-to-date 2015	0	0.0	9	40.9	8	36.4	3	13.6	2	9.1	22	-	-
Year-to-date 2014	3	12.0	12	48.0	8	32.0	1	4.0	1	4.0	25	-	311,200
South Frontenac Township													
Q3 2015	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Q3 2014	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	2	25.0	6	75.0	0	0.0	0	0.0	8	-	-
Year-to-date 2014	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	-	-
Kingston CMA													
Q3 2015	0	0.0	20	41.7	17	35.4	9	18.8	2	4.2	48	300,000	320,871
Q3 2014	0	0.0	12	26.7	27	60.0	2	4.4	4	8.9	45	315,000	320,771
Year-to-date 2015	0	0.0	45	34.1	52	39.4	18	13.6	17	12.9	132	310,000	334,736
Year-to-date 2014	7	5.0	55	39.6	58	41.7	8	5.8	11	7.9	139	300,000	311,180

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2015

Submarket	Q3 2015	Q3 2014	% Change	YTD 2015	YTD 2014	% Change
Frontenac Islands Township	--	--	n/a	--	--	n/a
Kingston City	328,493	--	n/a	340,197	309,579	9.9
Loyalist Township	--	--	n/a	--	--	n/a
South Frontenac Township	--	--	n/a	--	--	n/a
Kingston CMA	320,871	320,771	0.0	334,736	311,180	7.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Kingston Third Quarter 2015										
		Number of Sales	Yr/Yr[2] (%)	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr[2] (%)	Average Price ($) SA
2014	January	119	-19.0	227	586	609	37.3	280,186	1.8	278,655
	February	176	-2.8	249	499	579	43.0	274,834	0.1	278,622
	March	226	-9.6	235	643	529	44.4	294,895	12.5	289,809
	April	298	-17.9	215	877	588	36.6	283,232	-3.9	276,581
	May	370	-15.9	216	1,009	718	30.1	302,872	5.7	289,273
	June	385	18.1	258	832	700	36.9	287,738	1.7	284,635
	July	334	-5.4	266	768	678	39.2	284,282	4.2	284,704
	August	262	-12.1	277	805	896	30.9	263,374	-2.0	274,589
	September	251	1.6	256	719	693	36.9	274,387	-0.1	280,626
	October	250	16.3	272	585	678	40.1	270,161	-4.4	274,092
	November	189	-10.0	274	392	654	41.9	277,089	-4.4	275,906
	December	122	-9.6	238	223	615	38.7	266,596	-3.6	272,156
2015	January	132	10.9	264	732	767	34.4	287,186	2.5	285,620
	February	166	-5.7	245	512	606	40.4	295,119	7.4	296,204
	March	259	14.6	254	750	628	40.4	279,328	-5.3	283,519
	April	313	5.0	242	1,047	689	35.1	305,924	8.0	289,549
	May	420	13.5	269	1,017	723	37.2	294,802	-2.7	284,946
	June	393	2.1	249	813	656	38.0	305,564	6.2	297,459
	July	333	-0.3	253	807	724	34.9	296,313	4.2	295,408
	August	297	13.4	289	725	747	38.7	280,234	6.4	292,708
	September	282	12.4	293	679	687	42.6	294,706	7.4	298,904
	October									
	November									
	December									
	Q3 2014	847	-5.7		2,292			274,882	1.1	
	Q3 2015	912	7.7		2,211			290,580	5.7	
	YTD 2014	2,421	-7.1		6,738			284,357	2.2	
	YTD 2015	2,595	7.2		7,082			294,378	3.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS®)

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Third Quarter 2015

		Interest Rates			NHPI, Total, 2007=100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.50	123.30	82.5	6.7	64.8	852
	February	595	3.14	5.24	117.90	124.60	82.2	6.3	64.3	848
	March	581	3.14	4.99	117.90	125.10	82.5	6.3	64.4	848
	April	570	3.14	4.79	118.40	125.90	82.7	6.3	64.5	854
	May	570	3.14	4.79	118.40	126.50	82.7	6.9	64.9	869
	June	570	3.14	4.79	118.80	126.90	82.7	6.4	64.5	874
	July	570	3.14	4.79	118.70	126.50	82.5	6.5	64.2	873
	August	570	3.14	4.79	119.10	126.50	81.6	7.1	63.8	866
	September	570	3.14	4.79	119.30	126.70	80.8	7.7	63.6	863
	October	570	3.14	4.79	119.40	126.80	80.1	7.6	63.1	857
	November	570	3.14	4.79	119.60	126.30	79.6	6.9	62.2	851
	December	570	3.14	4.79	119.80	125.40	79.4	6.7	61.9	850
2015	January	570	3.14	4.79	119.70	125.30	79.9	6.5	62.1	851
	February	567	2.89	4.74	120.10	126.20	80.0	6.8	62.3	859
	March	567	2.89	4.74	120.30	127.10	80.3	6.7	62.4	856
	April	561	2.89	4.64	120.60	126.90	80.4	7.2	62.8	862
	May	561	2.89	4.64	121.00	127.70	81.6	6.8	63.5	866
	June	561	2.89	4.64	121.50	128.20	82.4	6.8	64.0	892
	July	561	2.89	4.64	121.90	128.40	83.1	6.5	64.3	909
	August	561	2.89	4.64	122.50	128.00	83.8	6.9	65.0	915
	September	561	2.89	4.64		127.80	83.9	7.1	65.2	915
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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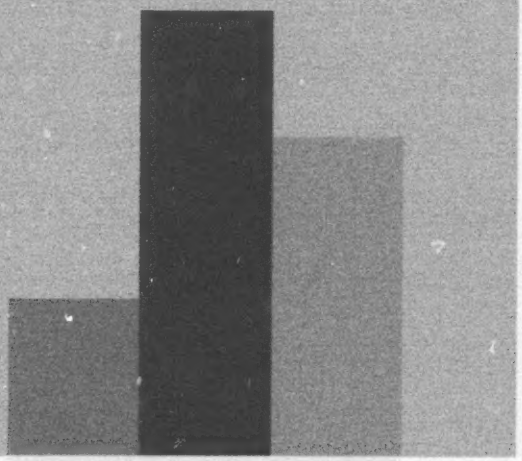

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